

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 14, 2013**

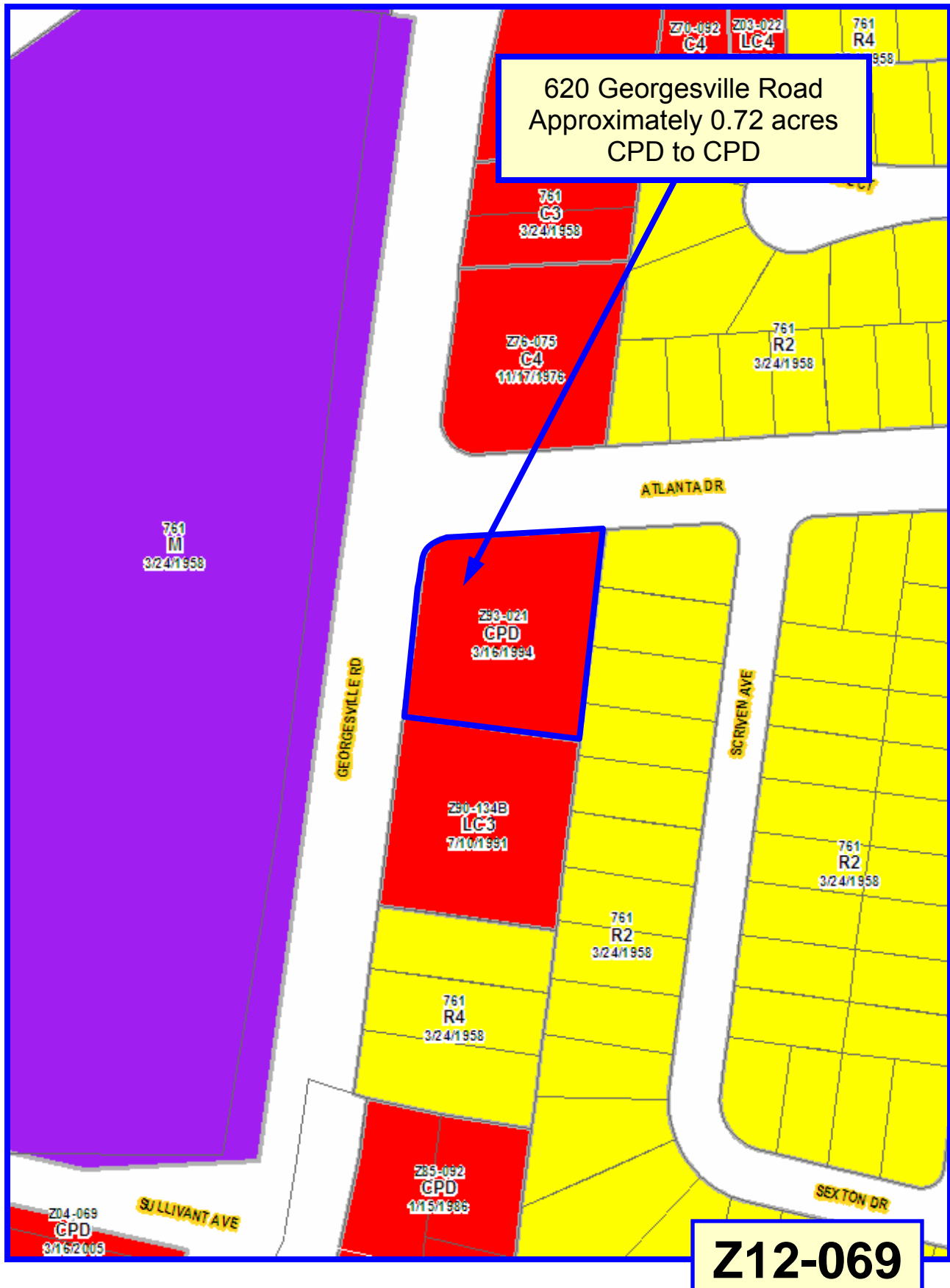
- 4. APPLICATION: Z12-069 (ACCELA # 12335-00000-00729)**
Location: **620 GEORGESVILLE ROAD (43228)**, being 0.72± acres located at the southeast corner of Georgesville Road and Atlanta Drive (010-122507; Greater Hilltop Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Expand permitted C-4 commercial uses.
Applicant(s): MAMJ Enterprises, LLC; c/o (Mike) Muhanad Abulaban; P.O. Box 3416; Dublin, OH 43016.
Property Owner(s): The Applicant
Planner: Shannon Pine, 645-2208, spine@columbus.gov

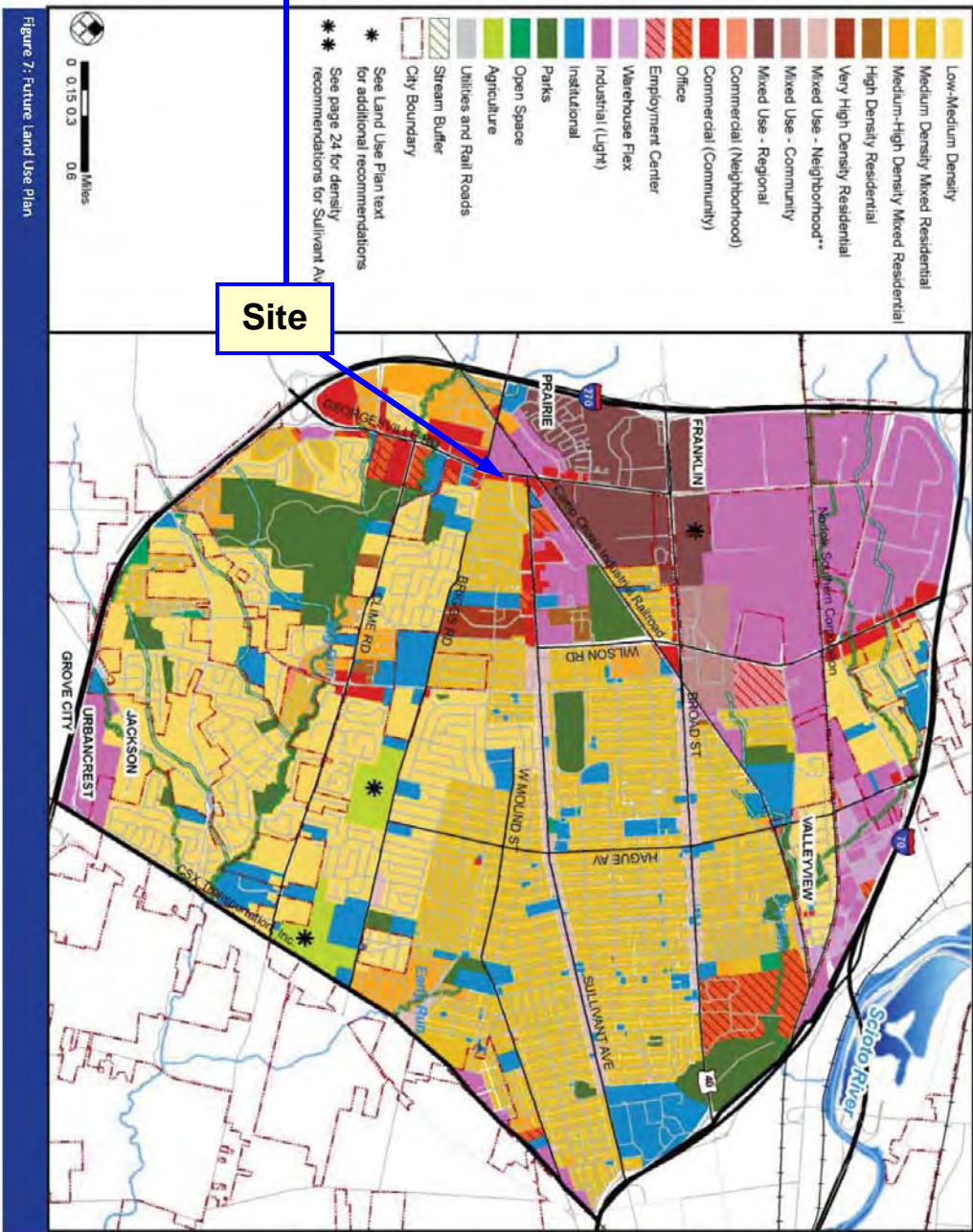
BACKGROUND:

- The site is developed with a car wash in the CPD, Commercial Planned Development District and is restricted to car was and automobile service uses. The requested CPD, Commercial Planned Development District will allow additional C-4, Commercial District uses.
- To the north across Atlanta Drive is a retail carry-out and fuel sales facility in the C-4 Commercial District. To the east is a single-unit subdivision in the R-2, Residential District. To the south is a vacant restaurant in the L-C-3, Limited Commercial District. To the west across Georgesville Road is an office/warehouse in the M, Manufacturing District.
- The site is located within the planning area of *The Greater Hilltop Plan Amendment* (2010) which recommends community commercial uses for this location.
- The site is located within the boundaries of the Greater Hilltop Area Commission whose recommendation is for approval of the requested CPD District.
- The CPD text includes appropriate use restrictions, screening, and outdoor display provisions.
- The *Columbus Thoroughfare Plan* identifies Georgesville Road as 4-2D arterial requiring 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will permit a range of commercial uses on a site that is limited to only two uses on a major commercial thoroughfare. The CPD text includes appropriate use restrictions which will ensure compatibility with the surrounding development.





Z12-069



COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development

PROPERTY ADDRESS: 620 Georgesville Road, Columbus, Ohio 43228; .723 ± Acres

OWNER: MAMJ Enterprises, LLC. P. O. Box 3416. Dublin, Ohio 43016

APPLICANT: MAMJ Enterprises, LLC , c/o Mike Abulaban, P. O. Box 3416. Dublin, Ohio 43016

DATE OF TEXT: February 7, 2013

APPLICATION #: Z12-069 (12335-00000-00729)

1. INTRODUCTION

The subject property (hereinafter "Site") (Parcel ID# **010-122507**) is located on the south-east corner of Atlanta Road and Georgesville Road. The Site is currently owned by MAMJ Enterprises, LLC. MAMJ Enterprises, LLC currently operates the car wash (10 self-serve bays) on the Site. The property was rezoned on February 14, 1994, from L-C-3 to CPD, Commercial Planned Development District, to allow existing car wash plus a retail vehicle repair center uses.

Applicant proposes to rezone the Site to CPD, Commercial Planned Development District to allow C-4, Commercial District uses plus a car wash. The approximate .723 acre site will be developed with (1) an existing carwash and automotive repair center (2) Automotive sales, leasing and rental. This CPD text is submitted in support of the zoning application and is intended to comply with the Greater Hilltop Plan.

This CPD text is submitted with respect to the change of use to the existing building structure, this site plan is compliant with Columbus City Code development standards. Any variances to the City Code requirements are identified in the CPD Text.

2. PERMITTED USES

Those uses permitted under Section 3356.03, C-4 Commercial of the Columbus City Code plus a Car Wash, with the following exclusions:

Animal shelter; Armored car, investigation, guard and security services; Astrology, fortune telling and palm reading; Auto body repair; Blood and organ banks; Bars, Cabarets and nightclubs; Check cashing and loan facilities; Community food pantry; Crematory; Drive-in motion picture theaters; Funeral homes and services; Halfway houses; Missions/temporary shelters; Pawn brokers; Performing arts, spectator sports and related industries; Repossession services; Theaters, dance companies, and dinner theaters; Tire sales/service store.

3. DEVELOPMENT STANDARDS

Unless otherwise indicated in the submitted written text, the applicable development standards shall be those contained in Chapters 3356 (C-4, Commercial District), of the Columbus City Code.

A. Density, Height, Lot and/or Setback Commitments.

1. The development shall remain as shown on the site plan

B. Access, Loading, parking and/or Other Traffic Related Commitments.

1. Access to and from the Site shall be provided via Atlanta Road and Georgesville Road, as illustrated on the attached Site Plan.
2. Upon redevelopment of this site with any development that includes a bank, daycare, school, restaurant, convenience store, retail uses, pharmacy or grocery store, the access point to Georgesville

Road shall become a right-in/right-out access point. For the purposes of this section, “redevelopment” shall be defined as action including both the demolition of a building or a portion of a building and construction of a new building or portion of a building.

C. Buffering, Landscaping, Open space and/or Screening Commitments.

1. The six foot high wood privacy fence along the east property line shall be maintained.

D. Building Design and/or Interior-Exterior Treatment Commitments. N/A

E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.

1. Outdoor displays for retail uses other than automobile sales shall be limited to the following areas:
 - a. Outdoor displays shall be permitted on an internal sidewalk and shall be located in a manner that maintains a four (4) foot wide clear walkway for pedestrians at all times.
2. There shall be no exterior sound system either portable or permanent on this property that can be heard from the single-unit subdivision east of this site.

F. Graphics and Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4, Commercial District, and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

1. The Site shall be developed in accordance with the site plan and details. The plans may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and when engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

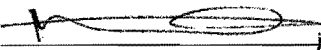
H. Other CPD Requirements.

1. Natural Environment: The property consists of .723 acres located on the east side of Georgesville Road and south of Atlanta Drive. Existing commercial is in existence on the south and north sides of the development with residential to the east.
2. Existing Land Use: The site is currently being utilized as a ten bay car wash with an equipment room.
3. Circulation: The site is currently being serviced by a curb cut on Georgesville Road and an additional curb cut on Atlanta Drive. Access will be in accordance with a curb cut on Atlanta Drive and Georgesville Road as set forth in the site plan.
4. Visual Form of the Environment: The existing structure of the property will remain the same.
5. Visibility: The Site is visible from the street along both Georgesville Road and Atlanta Drive; Applicant believes that the proposed improvements will enhance the site and that the site has been utilized in a very safe and effective manner.
6. Proposed Development: The proposed development is an existing car wash plus C-4, Commercial District uses.

7. Behavior Patterns: This property is currently being operated without adverse effect to its neighbors. The area is primarily commercial except for a residential area to the east which is currently screened by a wooden fence. The proposed changes will not significantly alter the behavior patterns which currently occur on the site and will significantly enhance an independent effort that has not occasioned problems in relationship to its neighbors.

8. Emissions: There will be no additional emissions of sound, odor or dust of any kind in excess of that which currently occurs on site. The site will be fully supervised and therefore only authorized activities will occur and then in an effective and lawful manner.

The undersigned, being the owner of the subject property together with the applicant in the subject application, does hereby agree, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

Signature: , member

Date: 2/7/2013

GEORGESVILLE RD

ATLANTA DRIVE

GREEN AREA

S 07°24'53" W
146.54'

PARKING AREA

EQUIPMENT ROOM

SAND TRAP

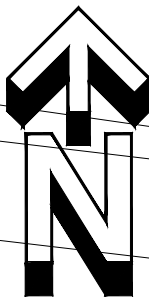
EXISTING 6' HIGH WOOD FENCE

PLANTING AREA

S 82°35'07" E
168.99'

DUMPSTER

PLANTING AREA



SITE DATA

PROPOSED DISTRICT: CPD, COMMERCIAL PLANNED DEVELOPMENT
OWNER: MAMJ ENTERPRISES, LLC.
APPLICATION #: Z12-069 (12335-00000-00729)
PARCEL ID#: 010-122507
ACRES: 0.723
PROPERTY WAS REZONED 2-14-94, FROM
L-C-3 TO CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT,
TO ALLOW EXISTING CAR WASH PLUS VEHICLE REPAIR CENTER
USES.

4-8



SCALE: 1" = 30'

CARWASH

620 GEORGESVILLE RD, COLUMBUS, OHIO 43228



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME GREATER HILLTOP AREA COMMISSION MEETING DATE 1/8/2013
CASE NUMBER 212-069/12335-0000-00729 Case Type ☐ Council Variance ☒ Rezoning
ZONING ADDRESS 620 GEORGETOWN RD 43228 APPLICANT MANI ENTERPRISES, LLC
PERSON[S] REPRESENTING APPLICANT AT MEETING JIMMY NABLOSI

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

Area Commission see note at the bottom.

1. ADD 'CHECK CASHING AND LOANS' TO SECTION 2 EXCLUSIONS TEXT
2. ADD 'THERAPY, DANCE COMPANIES + DINNER THERAPY TO SECTION 2 EXCLUSIONS TEXT
3. ADD 'HALFWAY HOUSE' TO SECTION 2 EXCLUSIONS TEXT
4. _____
5. _____
6. _____
7. _____
8. _____

Applicant Response

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Recommendations

☐ Approval ☐ Disapproval ☒ Conditional approval (list conditions and applicant response above)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

Recommending Commission / Association / Accord Partner Vote: For 13 Against 0

Signature / Title of Authorized Representative Myrauge, Co-CHAIR, ZONING COMMITTEE

Daytime Phone Number 614-653-7653

NOTE TO AREA COMMISSIONS: Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval". Recommendations for "Conditional Approval" will be treated as "Disapproval". If, at the time the ordinance is sent to Council, any condition that has checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer